chaimed the day after be was nominated, but he soon took the back track, and now atways terms him a "Union" man. The small minority in our State termed "Democra's" never yet nominated a standard-hearer unless the leaders of the party knew that his principles and policy were identified with theirs, and this case will form no exception to the rule.

But the inter incompatibility of the "Conservative

Int the inter incompatibility of the "Conservative Republican" dectrine is better shown by the we we they awow on the impending Presidential contest. They say that whoever may be the nomines of the Chicago Cenvention, him they will support. Several gentlemen, who, to say the least, stand as favorable a chance of obtaining that nomination as may others, avow the same principles and support the same views as does 8-th Pacelford, so that it leaves them in the support and so newhat rickellous predicament of supports and so newhat rickellous predicament of supports and so newhat rickellous predicament of supports and so newhat rickellous predicament of supports. ng and so newhat riciculous predicament of suga man whose principles, when adopted by another -they cannot support, from the fact that those very principles render him too ultra, and would retain Island in the ranks of the uitra Republican Out upon such sophistry! Cannot the suber, reflective voters of our State see that they are being used by designing men merely actors to help carry the election in favor of a gentleman who, whatever he may now be called, after election will be claimed as a Democratiall over the Union. socrat all over the Union.

But I am encrosching upon your space. I will merely say that Col. Spragae was never a Rapu dican, never voted the Republican ticket, never supported the Republican nominations in his life, but, on the contrary, was always, and always will be (unless he experiences a "change of heart"), a bitter, uncompromising opponent of Republican principles. His friends mising opponent of Republican principles. His friet date not ask him to de hoe his position. He stands a Democrat and as a "Conservative Republican," a Democrat and as a "Conservative Republish, in company with the smartest man in the Democrate party of the State (W. S. Burges), and his friends are begging Republican votes to elect him! Wall may we exclaim, "Consistency, then art a jowel!" when viewing so transparents swindle.

The Refugilicans of Rhode Island support Seth

The KEFFRICANS Of Rhode Frank support Skin ParketsonD, and, although they are working against the larkest and richest manufacturing house to New-En-gland, backed by the entire "cutton interest" of the State, they mean to elect the man of their choic e. ONE WHO CAST HIS FIRST VOTE FOR FREMONT.

POLITICAL.

-The Independent, in an article on "Parties and Candidates," which concludes with the prediction that Mr. Seward will be nominated and elected, has the following observations respecting Judge Bates of Me "We do not at all believe that Judge Bates will re

crive the nomination at Chicago for the office of Pre-

ident; nor do we, on the whole, desire that he should be thus nominated. We are, therefore, the more free to say that we know him personally, as well as by his public reputation; and that there is no better man than he—none to whose religious fidelity, and far-sighted patriotism, and maply independence of spirit, the greativast of the Presidency could be more safely committed. To us the objection that he was not a member of the Kep tolican party in 1856 is of no weight. It is enough that on the great question of the day—the question of Slavery as related to the Federal Government and the Federal Constitution—he takes—as such a man cannot but take—the right side. He holds the old doctrine in regard to Slavery—the doctrine of the Revolution and of the Ordinance of 1787—the doctrine of Washington and Frankin, of Jefferson and Matison, in the days when Virginia had not yet been deident; nor do we, on the whole, desire that he should of Washington and Frankin, of Jefferson and Maffison, in the days when Virginia had not yet been degraced into "the slave coast" of America—the dotrine of Roger Sherman and Oliver Effeworth and
John Jay. He has done long ago what Washington
did only in his last will and testament—he has emai
c'pa en his own slaves is remembered aske, and for the
sake of the testimony which he thereby gave against
the sast m of Slavery. We do not ask whether he
agrees with us on every point—it is enough for us to
know that he is as healthy opposed as we are to the
row. demoralizing, and revolutionary policy reprenew, demoralizing, and revolutionary policy represented by whoever may be made the candidate of the Democratic party. And the country ought to know in advance—as we know—that he will not consent to be used by any third party as a means of a ding the Charleston candidate."

-The National Republican Committee, in changing the time for holding the Chicago Convention, fixed mon the 16th day of May as the time. This day has pens to be the birthday of William H. Seward.

-Parson Brownlow, being asked what will be his

position in the Presidential contest, says: "We will be fighting both nominees, and as a friend to the Sou h and the Union, deprecating the election of either. For the self-same reason that we cannot supenner. For the sensame reason that we cannot sup-port or ecunienance the Black Republican ticket, we cannot senction the Democrate ticket. Both of these candidates must and will stand upon the platform of Slavery agitation—a mere abstract in—and neither is entitled to the respect and confidence of the friends this Union. We cannot tell, in advance, who will be nominated by he Ramblianes at Chicago, or the Democrats at Charleston. The presumption is, however, that Seward and Douglas will be the naminees We cannot countenance Seward, because he is a scoundred, and arows it. We cannot countenance Douglas, because he is a scoundred, and denies it. We believe the Union, concernative man, North and South Union, conservative men, North and South, will run a botter and more safe ticket than either of these parties named, and we expect to support that ticket. If we are not now understood, it is not because we seek to disguise our position, but because we have not sease enough to set forth our ideas, nor language to express

-Gen. Henry D. Foster, the Democratic nomines for Governor of Pennsylvania, has been singularly unfortunate in his efforts to obtain public office. He ran for Canal Commissioner in 1846, and was defeated by James M. Power, the Whig candidate, by nearly nine thousand majority. In 1856, and again in 1857, he turned up as a candidate for the United States Senate, but was defeated in one case by Senator Bigler, and in the other by John W. Forney. In 1858, Gen. Foster ran for Congress in his district, which is strongly Democratic, and was defeated by John Covode to the tune of eleven hundred.

-- The Knoxville Register thus speaks of the North-

ern Democray: em Democray:

"They show tot only a disposition to bind us hand and foct, to seize the Legislative, Executive, and Judiciary Departments of this Government, but to threat down our throats the most obnoxions of all Northern Democratic state-men. Worse than all this, like hyp-Democratic statesmen. Worse than all this, like hypersections, they have gone down into the tomb of the old Whig party, robbed the carcass of its grave-slottes, to enrich their candidate; in other words, have stolen the principles of that party, and are seeking to engraft them on the Den occatic creed."

-A Douglas delegation to Charleston has been elected in Assumption, La., the largest sugar and slave parish in that State. Resolutions expressing confidence in Mr. Taylor, their representative in Congress,

-The Charleston Convention will vote by States, each State casting as many votes as in the electoral college; but by a resolution adopted at Cincinnati, the Convention will be composed of twice as many delegates as voters. Classified into Free and Slave States, the former will send 366 against 240 from the latter, Beside these, the members of the National Democratic Executive Committee have sents on the floor of the Convention, but no votes. They are 33 in number. Moreover, it is customary to admit distinguished members of the party to the floor of the house as a courtesy so that the Convention will be composed of about 650 members.

-On the 28th of January, died at Munich, in her 84th year, the widow of Jean Paul Richter. She married Jean Paul in 1801, and was left a widow by him in 1825. The only son of this marriage (a daugh ter, the wife of Dr. Ernest Foster, lives at Munick) died mizerably at Heidelberg, where he studied.

-The Hon. G. W. Ingersoll, Attorney-General of Maine, died in Bangor on Monday at the age of 57. Mr. Ingereoll bad filled many offices in the State.

PERSONAL.

-The Bangor papers are sporehen-ive that Mr. B. D. Bartlett of that city, recently engaged in raising sunk-n ships on the St. Lawrence, was a passenger on the Hungarian.

-Lust Saturday the Hov. Samuel E. Smith died anddenly at Wiscasset, Maine, of an affection of the beart, at the age of 72 years. He was formerly Judge of the Common Pleas Court, and afterward Governor of Maine for two or three years subsequent to 1830,

-Mr. Edmund Ruffin of Virginia has procured fifteen of Capt. Brown's pikes, and proposes to send one to each of the fifteen Slave States. Each pike is to

bear this inscription: Sample of the favors designed for us by our Northern Breth-

"Out of this retile, Danger, we pluck the flower, Safety." -The Delegates from Massachusetts to the Charleston Democratic Convention, and such as propose to be present at the meeting of that body, in April, are making arrangements to go in a body. It is proposed to charter one of the new steamers of the Bultimore line for the trip. It is understood that the Charleston hotel keepers have resolved to charge seven dollars per day for board during the session of the Convention!

-Andrew Jackson wri es to the Governor of Tennessee, to say that it was the dying request of his ather that his remains and those of his wife should be permitted to rest in peace at the Hermitage. Mr. Jackson, therefore, protes a against the act of the Legislature for their removal.

- The Mobile Tribune amusingly checks off the incidents of Tennyson's poem for which he was paid ten pounds a line. For instance, the opening cost \$750; a passage in which a wife asks ber busband to forgive a man, costs \$550, the husband rates his reply at \$300. and the upshot of the whole matter is, that the good woman sings the baby to sleep at a cost of \$800 to the publishers of "Macmillan's Magazine;" the husband concludes to forgive his friend, now that he is dead; and then-all hands go to sleep! The ent re poem of 313 lines cost about \$15,000.

-The Rev. Dr. W. R. Williams, of this city, is now contributing a series of articles to The Examiner, the leading organ of the Baptist denomination in New-York, which, by their originality of thought and strik ing boldness of expression, have attracted much attention. They relate chiefly to important practical topics, viewed in the light of religious principle.

-The daughter of a much-respected citizen (says The Louisville Democrat) married some two or three months ago quite a well-known member of the legal profession in our city. The honeymoon passed, we suppose, with them as it usually passes with wedded The young wife was guy and fast, and improved the opportunity to create many small bills, which the husband could pay at leisure. Not content with this privilege, and gay, withal, at home and abroad, rumor says the young wife cultivated a love for a well-known comedian, and desired to share his fortunes. Rumor says many strange thines, and smorg them that the wife has gone off after the actor. The husband, being a lawyer, has already, we understand, filed a petition for a divorce. We do not give the names of the parties, though they are well known in some circles in our city.

THE NEW-JERSEY RAILROAD CONTEST.

Carrespondence of The N. Y. Tribune.

TRESTON, March 5, 1860. It is difficult to witness the varying phases of the railroad cortest which has been carried on here for weeks past without some feeling of partisanship taking hold of the spectator's mind. It is even more difficult to write about it without e-pousing one side or the other. Each party seemed to possess certain positive rights which ought in one case to be granted to him, and in the other which ought not to be taken from bim. In this conflict of interests there arose a conflict of opinion among outsiders which continues even now, after the struggle cas been decided. I cannot undertake to reconcile them, being a mere looker-on, in no way a gainer or loser by the victory of one combatant or the discomfiture of the other. But there are incidents of this memo able contest which may be interesting to the large circle of readers who have some lo-se blowledge of the railroad system which has so long prevailed among us.

Mr. Edwin A. S evens has been for twenty years the railroad Czar of New-Jersey. He resides at Hoboken, where be has a vast landed property. Beside this, he of operators to the safer field opened in our midst. The possesses a fortune which makes him the wealthiest | capitalists, and merchants, also, continue to rival each man in the State. He is a man of great foresight, of prodigious espacity and acquirements in railway and produces capacity and acquirements in railway and steambont engineering, and has spent great some in testing inventions and improvements connected there-with, some of his own devising and some deviced by others. A striped or a theory which strikes his mind as good and feasible he carries through with iron perseverance, sparing neither labor, time, nor money. Such a man must, therefore, be a formidable autagohist in any contest where he may have made mind to win. It was to these strong personal charac-teristics that the virus of the recent legislative contest was owing. Mr. Stevens's plans being fiercely re-sisted we're more fiercely pressed in consequence, and hence the excitement here and throughout the State.

When the New-Jersey Railroad, from New-Bruns-wick to Jersey City, was chartered, some 20 years a go, it was evident that it would nearly rain the ferry at It was evident that it would nearly rain the ferry at Habaken, owned by Mr. Stevens. He therefore insisted on a section being inserted in the charter authorizing the construction of a railroad from Ne wark to Hoboken. But in place of bailding that short road of some nine miles long, the New Jersey Company agreed to pay Mr. Stevens \$18,000 per annum as an equivalent for the injury done to his ferries at Hoboken. The Company having notified him that they would no longer pay this tax, he applied to the Legislature for authority to build the road himself. Now, in 1790 a monopoly was granted to a corporation authorizing the exclusive right of building bridges over the Passaic and Hackensack, two streams which Mr. Stevens must cross to enable him to get from Newark to Hoboken. This monopoly grant was purchased by the New-Jer-This monopoly grant was purchased by the New-Jersey R. ilroad Company, who contended that it estopped Mr. Stevens and all others from bridging those rivers, and on this point the controversy waxed the fiercest. Mr. Stevens claimed the right either to build bridges or himself, or the alternative of using for his road the for himself, or the alternative of using for his road too bridges already used by the trains of the New-Jersey Company. It is unnecessary to recite the copious and cogest arguments adduced on both sides. Much vita paration was indulged in by both parties, and an amount of bad blood engendered between parties who ismount of bad blood engendered by tween parties who had been friends of many years' standing, which will never be forgotten. It is known that Mr. Stevens triumphed, carrying his bill through the Legislature by majorities that astonished us all. The project of one company being anthorized by law to take the property of a rival company, it was thought impossible to carry. But the contest has not ended here. It will undustedly be taken to the Courts, where a long I tigation must be had before the controversy is decided.

Our Legislature has again become a by-word of re proach in consequence of the means and appliances used by both the contestants to carry their respective measures. Headquarters were opened by both at our principal hotels, where free dinners, free suppers, and free drinks, were all the time in the ascendant. Money iree drinks, were all the time in the ascendant. Money and champagne flowed like water, and every one was free to eat and drink. The vultures of the lobby gathered from all quarters of the State, crowded the galleries, and overflowed into the floor of both House and Senate. Members known to be hostile to this or that view of the case, changed their opinions in a single night, and next day voted directly contrary to their former piedges. Miraculous revolutions of opinion were continually witnessed. One member declared in his reat that money had been offered to him to vote for Mr. Stevens's till, whereupon another got up and said that \$3.000 had been offered him to vote the other way. It was clear to all of us that great sums were used by

that \$3 000 had been offered him to vote the other way. It was clear to all of us that great sums were used by both parties to influence legislation. My own opinion is that not less than \$100,000 have changed owners on this contest. It is quite certain that no such scenes have been witnessed here for many years.

Yet it is probable these humiliations will be repeated before the session closes. Two other railroad bills are to come up, one for a road from New-Brunswick to Pemberton, a little village on the direct road to Camden, some six een miles from the latter. This looks to another thorough are across the State. But bough its friends in the House are subguine of its though its friends in the House are sanguine of its passage, yet it win be holy opposed and cannot be got through the Senate this year. That body is wholly Democratic and will not favor the project. These in in the State. The mutterings of the coming storm are

already heard in our streets, and I doubt not that mo-not oly and anti-monopoly will enter largely into our rext election. Some numbers now here will discover, when they return home, that they will in future by re quired to remain there, the impression being strong that they have made enough already. We thout doubt they have realized a good deal more than they ex-pecied to when they first set foot in Trenton.

[THE TRIBUNE translates from the Japan correspondence of the Journal des Debate.]

KANAGAWA, Nov. 16, 1859. The great event of the week is the fire which burned the Imperial palace on the 12th inst. You know how anxious the Japanese are to evade a treaty obligation of exchanging iczibons for dollars. Day before yesterday, the Governors of Kanagawa sent the foreign coasuls a circular, stating that the Imperial Palace having been destroyed, it would be impossible to continue the exchange. Just as if, in consequence of a fire in the Tuileries, the Bank of France should refuse to redee n its bills. The Japanese will, under this pretext, save, perhaps, two or three weeks of the year during which they are bound to make this exchange. I have spoken to you before of the masterly inactivity of this people. Under the appearance of stopidity they are full of curring; and as Goethe says: "Against stupidity the gods themselves are powerless." The Japanese officia's spend an immense amount of time in listening to any complaints which we may bring; they are so long indeed in affording our Consuls redrese, that it does not pay to complain to them.

We are clatrusted and feared, but treated with the utmost etiquette. Although the foreigners here are to the natives only as I to 100,000, we all show the most is flexible baughtinese, and make no concession to fear. How will it be," ask the Japanese, " when there are 50,000 foreigners here instead of 50? These 50 lord it over us now; what will be done then?" Some day a Japanese will resent an insuit by a mortal blow, and will find an asylum among friends equalty desirous to regain the o'd independence. And then war!, and then Japan is so far away, and what do you in Paris care whether the red moon of the Japaness flag floats over a city of 12,000 miles away, or the cross of St. George? Perhaps a free port in French hands would be an advantage to our commerce here.

New 24, 1859 -I pave spoken to you of the murder of the Russians and of the servant of the French Coosular Avent, at Yoku-bama. The Japanese Government has given the Russian authorities the satisfaction demanded in two points-a deputation of the highest dignitaries came on board the Rossian frigate Ascold and made an apology for the accident, and the Goverpor of the town was deprived of his office. To the third demand, which was that before the 24th of September the assassins should be executed, in pressure of the Russian authorities, on the place of the murder, they reply that they will satisfy it as soon as they can find the murderers. They undertake also to protect a chapel to be built over the tomb of the Russians.

This would seem to be enough, but the Japanese Government have gone further. For a long time the Russians have been trying to prevail on the Japanese to cede to them the southern half of the Great Sashalian Is'and, of which Russia now has but the northern half. Japan had always refused before; but immediately after the assassination of the two Russians a concession was made. The murder of the Chinese servant of the French Consular Agent gives us an opportunity to get en island alsc. Do not laugh at this, for the Government which refuses to keep its financial promises because a palace has been barned, can easily understand why the cession of an island is demanded because a house servant has been murdered.

MOVEMENTS IN REAL ESTATE.

The present condition of our various real-estate inerests-always the surest test of the growth or decrease, in trade and wealth, of a great city-affords an nstructive stucy, from the very marked and significant changes which are taxing place. The laying out and rapid improvement of the Central Park have tremendously increased that northward impulse which the growth of New-York received during the Crystal Palace excitement. F.om the following general statement of the satient features of real-estate movements, it will be seen how this impulse and other acalegous forces, have affected the value of property in different sections of the city.

With regard to the activity of the real-estate business, t may firs, be said, that there seems no diminution in the speculative feeling manifested. Though the effects of the revulsion of 1857 are still felt, yet, as the reval sion was most severe upon the West, it turned the eyes other in patting up stately and expensive buildings on Broadway and other thoroughfares; and contractors, builders, brokers, auctioneers, and other real-estate men, have, for a year past, had plenty of business on

Property in out-of-the-way down-town localities, except in the First Ward, has undergone little change. In that Ward, however, sales are excessively dail, and there is a marked falling off in the value of even the most desirable localities. Even in Wall street the etagnation is felt; property there will not command its last year's price; the feeling is that its climax of valuation is already passed, and that "Wall street will have to come further no town." On Broadway, be ow Wallstreet, the decrease of value is also apparent. No. 32 Broadway, eccupied by the United States Express Company, rented for \$14,500 until within a year, but now rents for \$5,000 only! The building is five stories

high, and runs through to New street. Property on the west side of Broadway, between Courtlands and Chambers streets, exhibits a large decrease in value—the magnificent stores, erected there within the last decade, renting for 30 per cent less than they brought three yea s ago. On the streets leading to the Park from the East River, the change, if any, is for the better. East Broadway exhibits no recovery from the duliness of past years; premises valued at \$40 000, when built and occ spied by wealthy Quakers, 20 years ago, can now be bought for a quarter of that

While Brondway itself, from the Park to Canal street, shows no change since last Spring, property has reatly improved in the transverse streets, especially hose which have been widened. West Broadway, New Bowery, and Canal street, have hardly advanced in accordance with owners' expectations. The neighborhood of the Five Points, however, is looking up, pursuant to the tearing down and cleaning-out process here going on. As an instance of the worte of Broadway lots near Canal street, we may state that the triple lot on the north-east corner of Broadway and White street, extending 200 feet on the latter street, was recently purchased for \$250,000 by Mesers. Muthew Morgan and Samuel D. Babcock, Wall-street

The Appleton Brothers recently leased their building, Nos. 346 and 348 Broadway, to a prominent hat and csp firm, for a term of years, at \$40,000 per annum. This is 10 per cent on a sum more than double the cost of the original purchase, the rear extension, and other improvements made by them during their ten years' occupancy of the premiers. It is stated that, having since had occasion to regret the proposed change in their locality, the Appletons, by the offer of a bonns of \$50,000, could not tempt the lessees to cancel the lesse.

Between Canal street and Union square, Broadway property continues to increase in value. Mesers. Ball, Black & Co. pay a very heavy ground-reni for the lots on which their beautiful marble store is going up, corner of Prince street and Broadway. Their lease is for twenty-one years, and is equivalent to \$20,000 per annum-\$5,600 being paid for the rent of an inside lot

No long time can elapse before the private residences of Fourteenth street and Union square most give place to elegant stores and public buildings. The movement is commencing already. The latest fact affecting it is that Mesars, J. M. Trimble & Co., the well-known builders, are regestiating for the lease of some property of unpaved streets, flagiese sidewalks, and stagnant

in the fastionable section of Fourteenth street, with the view of erec ing thereon a new and magad "Musical Hall" It will be 100 feet in width by 175 in depth, and the same hight as the late Tripler Hall, which was only 150 feet deep. It is intended to have it surpass for a concert or ball-room anything hitherto seen in New-York. A supper-room, of equal superficies, will occupy the basement.

There are more sellers than bayers of first-class houses on the favori'e cross streets, above Grace Church. While our merchants buy up-town lots for speculation, they are not so eager as formerly to keep up expensive establishments for their own abode. West-re collections come in slowly this Spring, and the late crisis has taught New-York business men not to live beyond their means. On Fifth avenue, also, below Twenty-third street, property shows an evident falling off. It is said to be difficult to realize on the splendid houses in that locality, except at rumous sa rifices. But from the Fifth-avenue Hotel, northward, and on Madison avenue in the neighborhood of Murray Hill, "our best society" are rapidly enhancing the demand for and value of real estate. Certain lots, near Twenty-ninth street, on Fifth avence, have rised from \$13,000 to \$25,000 a-piece, within the last six

But the great speculative interest of the town merges in the vacant lots bordering on the Central Park. At just this season there is not so much doing in up-town lots as when the weather renders a ride thereabou s a more agreeable and natural audertaking; but there is no property pressed for sale; holders are very firm in their demands, and it is thought that this Spring will show an advance above the prices of last Fall. It is a noticeable fact that numbers of er eculators from Buffalo and other westward towns are selling their Western property and coming to New-York to buy "Central

Plans are on foot for the erection of a mammoth hotel on the corner of Eighth avenue and Fifty-niath street. It would seem as if a long time must clapse before it can rely upon a full complement of guests. Lots have been accured on Saventy-eighth street, between the Park and the North River, covering an extent of 460 by 205 feet, by "The Central Home Assodation," on which they intend to speedily erect an difice capab'e of accommodating 500 families, who will be able to live as isolated as in separate houses, sad yet enjoy the advantages of combination on an

Low-priced flarlem and Upper Central Park lots ave advanced from 25 to 50 per cent during the past year. Five hundred lots in the region of the Park in Ninetieth street, worth from \$500 to \$1,500 a piece two years ago, now command \$3,500. Lots in upper Lexington, Third, Sixth, and Seventh avenues, are also largely advanced, and Eighth avenue rivals Fith for prices, up to One bundred and twenty-fifth-at. Ninth, Temb, Eleventh, and Tweifth avenues, beyond Onehundred-and-twenty-fifth street, shew no advance, except on the borders of Harlem River, where, during the Winter, 500 lots found buyers at satisfactory pricer.

It is the opinion of many shrewd observors that Uptown unimproved property is slightly inflated, and must fall off within a short time. Brokers of course do not publicly express the meetves thus, but a clearheaded and prudent man among them prophecies a derease of twenty-five per cent during the next three

Rents are very firm this Spring, with a large demand for homas There will not be, it is thought, as much moving on the First of May, as usual-people not being able to change without paying advanced prices for no better accommodations.

BUILDINGS AND RENTS IN PROOKLYN.

A number of buildings are now in process of erec tion, and contracts have been entered into for many more during the course of the season. It is as yet too early to form an estimate of the number to be erected, as building operations will not actively commence before May. Those now being constructed are mainly intended for dwellings, although several blocks on some of the principal thoroughfares, now nearly completed, are designed for stores and dwellings combined. A fine block, of brick, two stories high, has been erected on the corner of Fulton and Pincapple streets, on land of the Browne estate, which has been lying in an uproductive state for many years. The lower floors will be occupied for mercantile purposes, and the second story for work shops or offices. Another block will be erected on a portion of the same estate lying between the Mechanics' Bank and the residence of the late Mr. Bogert, on Fulton street, near Montague, after the 1st of May next.

The land is now occupied by wooden shanties and as confecti pary, ment, and cigar stores. The buildings already erected and those to be put up are on a seven years' lease. A fine block of four-story brief bouses in Myrtle avenue, extending from Duffield to Gold street, were completed during the past Winter, and are now ready for occupancy. The lower floors are intended for stores and the upper portion for dwellings. Some balf dozen or more buildings have been exected on the same avenue for similar purposes. At the junction of Fulton and De Kalb avenues a very fine block of brick buildings is in process of comple tion. These buildings are also intended for stores and dwellings. In Flatbush and Atlantic avenues there are indications of coming improvements.

The railroad now in operation through Atlantic avenue has advanced the price of real estate in that section The rairroad in Flatbush avenue is not yet in working order, and it is very likely that a long time will clapse before that thoroughfare will be traversed by railroad cars, the principal difficulty being the aleration of the grade, one portion of the avenue havog been cut down eleven feet, and another portion is to be filled up seven feet. An act in relation to the asseements is now before the Legislature. No extended milding improvements will be made here until the railroad is in working order. Since Jan. I. about thirty building permits have been granted by the Street Commissioner. Some of these permits are for whole blocks of houses, and others for one, two, or three, as the case may be. In 1859, 250 permits were granted, the number issued up to this time last year being about the same as for this year. Many buildings are, however, erested without permits, owing to the neglect of the authorities to enforce the ordinances. There are very few vacant tenement houses in the ty-none in eligible neighborhoods. Rents will resain about the same as last year, landlords being satis fied with good tenents for what they now pay in preference to running the risk of obtaining poor once. Where persons move there will be a slight advance, owing to the prospect of increased taxes. Three-story and busement frame bouses in the thickly-populated Wards rent for from \$350 to \$500 per annum. They are occupied by two and often three families each Large brick or brown-stone-front-imitation dwellingsin. such streets as Willoughby, Laurence street, near Fulton avenue, &c , being from \$400 to \$600, and even \$900. In the outskirts, rents are somewhat cheaper, ottage houses bring \$275 and upward, according to

Dwellings suitable for two families can be obtained for \$300, and sometimes for a less sum, depending upon heir proximity to the railroads, which now run in dmost every direction to the city lines. Should the terriage be reduced to one cent, the tendency will be to ocrease rents, in anticipation of a greater demand for enements; but if the ferriage remains at two cents, rents will, in all probability, stand about the same as ast year. Some very fine houses, erected last Summer, n Myrtle avenue, rent for \$600-the lower floor, for stores, \$250, and the upper portions, provided with all he modern improvements, for \$350.

WILLIAMSBURGH. In the Eastern District, the leading improvements ave been on Bedford avenue, and in that vicinity. A large number of fizet-class brown-stone dwelling-house have been created-come to rent, others for the use of their owners. In the Sixteenth Ward, some few buildings are in progress; but improvements in this War1 and the Eighteenth are greatly retarded by the number

water lots. If the Common Council compelled owner who will not build to fill up and fence their vacant lotal improved property in hese Wards would pay something like a fair interest, no w that it is so read ly accessitle by the Broadway Railroad, and the soun-to-babuilt railroad in Grant street.

The demand for honers in Williamsburgh is quite brisk, and the rents are moderate; but it rests with George Law and his ferry company to de ide whether the interests of property-owners and the ci izens of the Burgh generally shall go on improving as they have the past two years, or whather they shall be set back to the ruinous position in which he found them. If they continue the Peck slip Ferry, and issue commutation-tickets, all will be well; but otherwise there will be a good many houses to let after the first of May.

EAST NEW-YORK. This thriving little virlage, situated midway between Williamsburgh and Jamaica, Long Island, and connected with the former place by the Broad way R dioad from Peck-slip Ferry, is being rapidly built up. It already contains many pretry and some elegant

suburban residences, and others are going up very fest. Ren's are low, and the neat cot ages with their little gardens form charming country bomes. East New-York is five miles, forty-five minutes, and five cents distance from the Peck-slip Ferries.

UNION THEOLOGICAL SEMINARY.

The Society of Inquiry of the Union Theological Seminary celebrated its twenty-second anniversary on Wednesday evening, at he Thirteenth-street Presbyterian Church. This Society was organized by the students of the University, and is designed to keep watch of the various missionary habor. It also designs to investigate the manner in which the teachings of the Gosool are disseminated throughout the land, and to report thereon. The exercises last evening consisted of some excellent singing by the choir, and four addresses by students who are about to graduate. The first address was by the President of the Society John B. Farrbank, jr., of Corcord, Ill. He spake of the benefits conferred on the beathern by missionaries, and stated that the field the heathen by missionaries, and stated that the field of labor was never so extended as at the present time. Chiva, Japan, and Africa, were calling loudly for more expounders of the Word of Life, and the work of those earnest missionairs, who are already there, is being crowned with success. The good work was floureding at home as well as abroad, and they heard favorable reports from the home missionaries. The second address was on "The Subjective Law of Self-Consecration," by James W. Strong of Beloit, Wis. "Is the Church concious of her Mission? formed the subject of an address delivered by Hauford A. Edson of Sectiaville. H. W. Ballantine of Bloomington. Ind., closed the Ind., closed the exercises with an address entitled "A Mistake in Theory." The audience was exceedingly limited in numbers, probably on account of the

CITY ITEMS.

ROUTES OF TRAVEL BETWEEN NEW YORK AND AC-ANY,-The success of the night express trains on the Harlem road has been such during the past season that the Company intend to continue them he cafterturoughout the year; so that, with the steamboats and two railroad lines, the traveling public will be pretty well ccommodated between this c ty and the Capital.

Going it Blind -Wm. Cooper, an Irishman, was yesterday arrested, charged with having obtained, by fraud, the signature of Daniel Quinn, as indorser to a note for \$120. Quinn, who resides at No. 264 West Thirty-second street, alleges that, a short time since, he was visited by Cooper, and requested to sign a paper. Being told that it was something that would benefit him, he unhesitatingly accommodated Cooper with his autograph. Patrick Malone subsequently informed Quion that he held Cosper's note for \$120, which he (Quinr) had indorsed. The laster dealed having put his name to any such document, and immediately caused the arrest of Cooper, charging him with found. The accused was taken before Justice Quackenbush, and held for examination.

QUICK TIME. - Adams s Express Agent yesterday morning handed us New-Orleans papers, brought through in 31 days.

Fish.-Our subject is at least sessonable, if not avory. With the peculiar observances of feasts and estivals come the vicissitudes of trade. After the ovialities of the holidays, when the fat of the land turnished the fure, and butchers and grocers waxed rich and jubitant, comes Lent, the season of leanness, bringing loss to the dealers in flesh mest, but plenty and profit to the fishers and fishmongers. The actual difference which the recurrence of Lent may make to the butchers' business may not be very alarming, but its effect in the fish market is most decided: for at the present time the stalls are loaded down with every ty, the demand being equal almost to the supp and the fish are sold, too, at prices within the reach of rich and poor.

The herring is quite an important article of diet mong the poor at this season. Within a few days east, no less than four schooners, loaded with herring, ave arrived in this port from the coast of Newfoundand, mostly from Fortune Bay. They have brought n about 2,000 barrels, each containing 2 cwt., or about 50 herrings, being a total of 1,300,000 herrings. They are now sold at \$2 50 per cwt., although on their arrival they brought from \$3 to \$3 50. At Fortune Bay they cost 7 shillings, British currency, per barrel. Ic or market they are retailed at 25 cents per dozen. At this price the four achooner loads cost the people who are observing Lent, the sum of \$27,083 25. The herrit o fisheries on the west coast of Newfeandland are nearly used up. These of Labrador, which were wont to yield a goodly supply, now scarcely repay the effort and the rick. Hardly a Winter passes by, but several vessels of the fleet get smushed in the ice while cruising in quest of herrings. It has been cusomary for the fishermen to start out in fleets numberng from 40 to 100 vessels. The crews are hired at \$12 month, and engaged for a term of years, during which time it is said they fare hard under their capains or taskmasters. The cod fisheries have also been educed in productiveness; altogether it would seem as though there would be a crisis, at no great distance in the future, to the fishing business of Newfoundland.

But the market presents other fish than the herzing n great abundance. It may be well to mention some of the varieties, and the prices at which they are sold: Codfish, 6c. a 15; eels, from 10 to 12c. a 15; striped bass, 12 to 15c. a fb; balibat, 19c. a fb; haddock, 5c. a lb; flounders, 5c. a lb; mackerel, 12c. a lb; blackfish, Sc. a lh; pickerel, 121c. a lb; pike, 10c. a lb; perch, 10c. a 15; smelts, 10c. a 15; salmon, 75c. to \$1 fb: trout, 37 (c. a lb: shad, 50, 60, and 75c, each; herrings, 25c. a dozen; oysters, 621c. to \$5 a hundred; inms, 50c. to \$1 a hundred; scollops, \$1 50 per gallon; lobsters, 6c. a f5; green turtle, 12 to 15c. a fb; terrasine, \$8 to \$12 a dozen; salt salmon, 121c. a 1b; dry odfish, 5 to 6c, a lb; smoked salmon, 90c, a lb.

Considering the large sales of this great variety, it must be conceded that the Lepten season of New-York is at least acceptable to the fishmongers. So much for

HEENAN AND SAYERS .- As the time approaches for the contest for the championship between these noted pugilists, every item regarding their movements is eagerly sought for. The print shops and naws-dealers' stands are ornamented with colored pictures of both men, stripped to tighting-costome and showing them in heir "scientific attitudes." Letters, purporting to come from the " Benicia Boy," are published in each weekly issue of the sporting papers. If these effasions are all genuine, the man of muscle has certainly become exceedingly literary since his arrival in the old country.

Heenan is said to have settled quietly down in house occupied by himself and his trainers, and is steadily preparing himself for the fight. He has not yet met Sayers, but will take occasion to do so shortly. The latter is undergoing a thorough training also, and it is expected that each man will step into the ring as fine a specimen of muscular development as can be produced in any country. They have both selected their "colors." Heenan's consist of a red ground,

with a white and blue border, white and blue;" in the blue bo stars; the center piece is a dark pagthe breast; in a semi-circular form, a head, are the words, "May the Sayers's is a buff ground, with rad borde is the standard and motto of Great Brica. rampant in each corner of the buff square expected to witness one or two fights whim have taken place during the latter part of Fi and from them he would doubtless learn many pertaining to the P. R.

It is stated in a London paper, that after the grabuttle, whatever may be its result, Sayers will visis this country, some enterprising individual, so rumor has it, having engaged him for a number of months, to come here and give sparring exhibitions. He is guaranteed a liberal salary and his expenses.

A CURIOUS CASE OF LINCH LAW .- Justice Onack-

enborh yesterday issued a warrant for the arrest of a

man named King, bookbeeper in the clothing store of

O B Tweed & Co., Nos. 126 and 128 Dunne street. who is conraed with robbery and assent and battery. The complainant, Wm. Gordon of No. 180 West Thirty-sixth street, in his allidavit states that he is a coat maker, and makes up garmen's for clothiers. He has in his employ a number of sewing girls, whom he does not always pay promptly. Yesterday be received frem O. B. Tweed & Co., through their bookkseper, the sum of \$36 87 in payment for work. While he was in the act of put iog the money into his pocket, there came into the store four young women, named Mary Dalrymple, Mary T. Moron, Josephine Marrum and Catharine Kelly. These persons proved to be Gordon's uppeid sewing girls, who had been so long waiting for their money. Of course their appearance was quite accidental. Sseing Gorton pocketing so much cash, they thought it no more than right that be should pay their tittle hills. So they demanded the money of him. He refused to pay. There were several centlemen in the store at the time, and as Gordon persisted in his refusal to liquidate, they seized hold of him by the arms, and while thos held, Mr. King, the bookkeeper, took the \$86 87 from Gordon's hunia. Then ascertaining the amount of each girl's bill, he poid the same, and took a receipt therefor. The same the disbursed by King amounted to \$38 50. What remained of the \$86 87 was returned to Gordon, after which he was allowed to depart, The young women were profuse in their acknowledgments of the service rendered them by the gentlemen, and also denacted from the scane. Subsequestly Gordon appeared before Justice Quackenbush and desired the arrest of Mr. King for grand larcesy, charging him with steeling the sum of \$56 87. From his own showing, the Magistrate thought that Gordon had been served as he deserved, and informed him that he could grant no warrant on the charge specified, inasmuch as the offence did not come under that head, out if he choose to charge highway robbery, or assault and battery, he would entertain the complaint. After some hesitation, Gordon preferred the latter charge, and Mr. King will be arrested this morning, and held to answer it. The complainant admits that he owed the girls the amount which they were paid, but he was not yet prepared to pay them. There may have been a good deal of substantial justice in the course parsuad by Mr. King, and his friends; but in acting as they did, they undoubtedly were guilty of a very grave offease, no less, in fact, according to the statute, than robbery in the first degree, the I west penalty for which is con finement in the State Prison for ten years. TWENTY-SECOND WARD SCHOOLS CLOSED-PECU-

LIAR ACTION OF THE TRUSTEES .- On Sanday evening ast, Michael Riley, Janitor of Grammar School No. 51, of the Twenty-second Ward, died suddenly at his residence. The following morning, one of the School Trustees gave orders that the school should be closed for a whole week, out of respect to his memery. Later in the day, another of the Trustees, Mr. McEwen, ordered the Fortieth-street Public School to be closed until Thursday morning, for the same reason. Sabsequently all the Public Schools of the Ward, six in number, were ordered to be closed, from one to six days, on account of the death of Mr. Riley. There are up ward of 3,500 children of both sexes and all ages attending the various schools of the Ward, and by this action on the part of the Trustees, the whole number are turned into the streets for several days. Of course the parents were greatly surprised at this fact, and on learning the cause of the unusual vacation, naturally became exceedingly indignant. Mr. Riley had held his position for several years, was an aged man, and, doubtless, a faithful servant. But there was not probably one in ten of the chi dren, nor one in twenty of the children's parents, who had ever heard of him, much less knew Why their children should be turned out of school, simply because of his death, they cannot understand. The teachers, of course, draw their pay for the time thus lost, and the residents of the Ward have to pay the amount without deriving any benefit herefrom. uch an unwarranted proceeding on the part of the Trustees of these schools was never heard of before, and is an indignity heaped upon the residents of the Ward which they are unwilling to submit to calmly. Undoubtedly, the punils rejoice at the event and toyote themselves to kite-flying, ball-playing, and other childish sports, with an enthusiasm not in the least dampened by the death of the respected Janitor. The teachers. we presume, rejoice in the relief afforded them, at the expense of the indignant community. The Board of Education should investigate the matter thoroughly, and hold to a strict account the mourning Trustees of the Twenty-second Ward.

THE FATAL STRAM-GUN EXPLOSION.

To the Editor of The N. Y. Tribuas.

Sir: In your paper of this dive is published an article beaded "Terrib's Death," which relates to the socident resulting in the death of my brother-in-law, Wm. S. Allen, em. The article is incorrect in many particulars. The facts are tirrect. Mr. Allen was interested, with other gentlemen, in a Company manulacturing from thereon woods, materials by meets of steaming, which they formished to chose manufacturing paper. On Saturday, March B. 1800, he left als residence, No. 42 Eas Twenty found street, in this city, early in the morning, and went to be incorrect in this city, early in the morning, and went to be incorrect in the city of the morning and went to be incorrected in the city of the morning and went to have been made and alterning to business connected with the affairs of the concern. He had just arrived there, and while passing in the rear of the gan, which was loved with came, a built holding the valve in its place broke, and the contents were brown a from the gan, striking Mr. ailen and killing marinsantly. His remains, on Sunday morning, the this last, were brought to his residence, No. 42 East Twenty-fourth arrest, in this city, whence, on Menday last, they were taken to Greenwood for latenment. No one cite was layared.

New York, March 8, 1960. To the Editor of The N. Y. Tribune.

STRALING COATS AND PANTALOUNS.—Saminel God-ney, aged 18 years, was arrested yesterday by Detective Slowey, charged with having stoles, seven costs and eleven pairs of pants from Lowb 16. Broan A.Co. Brown is Co. are obtained, doing husiness at No. 31. Chambers storet, and they a lege that the ap-cine d and two other boys have, at various times, some into the allegrous and carried of the above goods valued at \$100. Ged-ney confessed the theft, and was hold to answer. Most of the goods were recovered from second hand clothing stores in vari-ous parts of the city.

REAL ESTATE .- The foilowing sales were made yes-REAL ESTAIR.— The lotter of the street street and the street street and the street street and the street street street and the street s

CORRECTION.-The officers of the Nederlandsche Society to Friendschap (not Freinzschap), alluded to in the city items of yesterday, now are: Wro. E. Otten, L.L. D., President; Caspar J. Arabar, Vice-Fresdiont; H. J. Willemsen, Secretary; J. Eckhoff, Treasurer; J. Sohram and J. De Witt, Commissaries of Orige.

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manufactured by PARKER SROS. London, can be obtained of their agent in this city. A. J. PARKER, No. 15 theekman-st. This article is superior to the Worcemershi e Sance, and can be obtained at one-half the price.

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